



£260,000

Hermitage Close

London, SE2 9NJ

TO BE PURCHASED AS A RENTAL INVESTMENT WITH TENANTS IN SITU (RENTAL INCOME £17,400 PER ANNUM)

This is definitely a property to get your attention. Located in a private gated development and perfectly located next to AbbeyWood station on the Elizabeth line.

If that isn't enough this is a property with lots of scope, only a one bed at the moment but the living room offers plenty of room for adding a second bedroom which is how the current tenant has set the property set up enabling any buyer to add value.

Set within a secure gated development, the property is a generous size with a large double bedroom off the hall as well as the family bathroom. The living room wraps to the left and right with the open plan kitchen tucked away and the balcony runs the full width of the living room.

You will also benefit from the Elizabeth Line at Abbey Wood station as well as bus routes, local shops and supermarkets being within a few minutes' walk.

Canary Wharf 11 minutes.

Liverpool Street 18 minutes.

Tottenham Court Road 23 minutes.

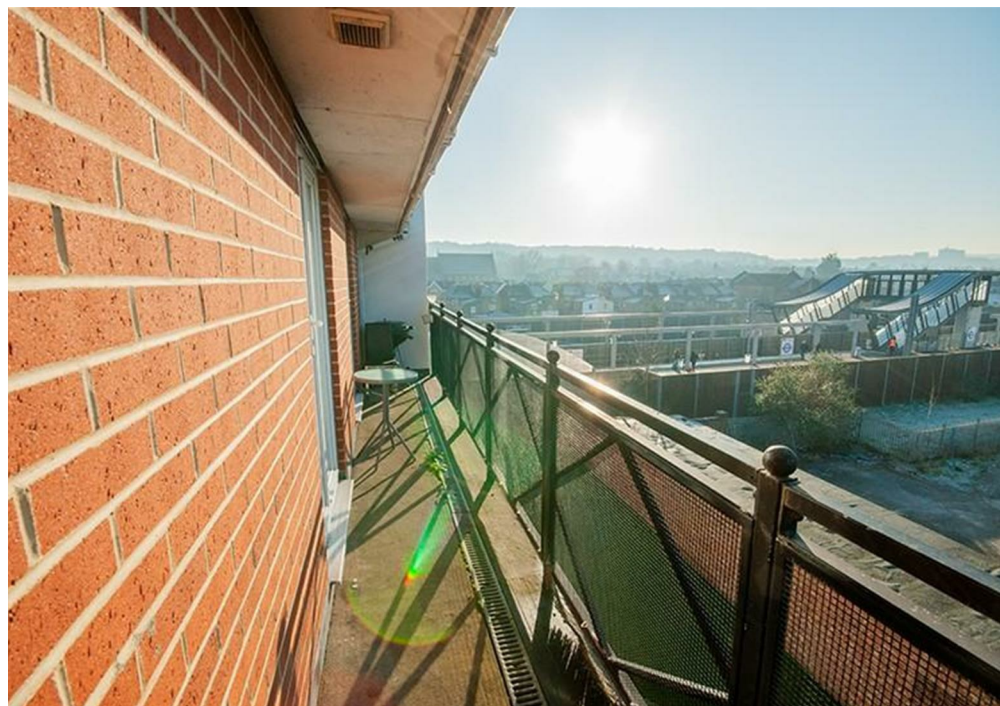
Perfect for a first time buyer or buy to let investor.

Leasehold: 134 remaining

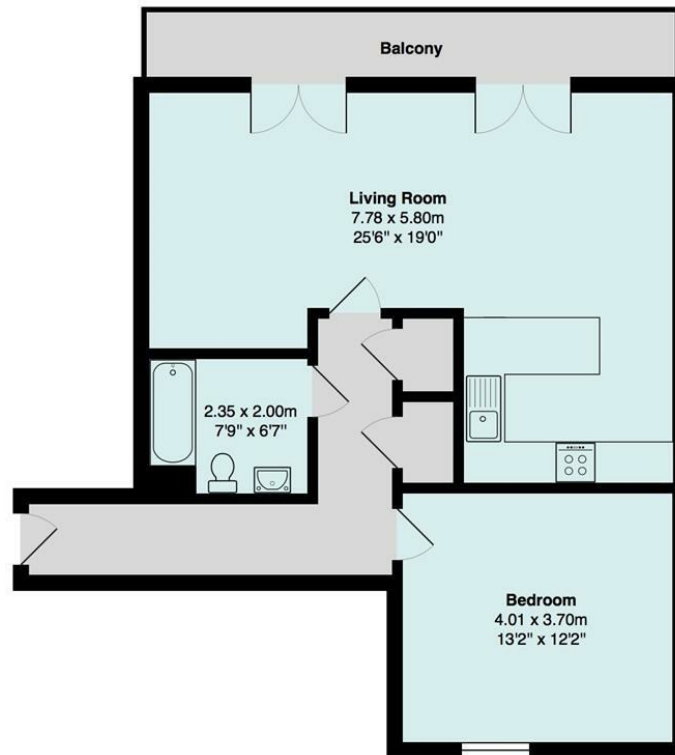
Council Tax: Band C

Service Charge: £1752.34 per annum

Ground Rent: £179 per annum







Total Area: 69.5 m² ... 748 ft² (excluding balcony)
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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